

**For London Terrace Gardens Residents, Friends and Neighbors June 2022**

# **NEWS LTТА.info**

## **from the London Terrace Tenants Association**

Hello everyone, let's hope summer brings with it some peace to the world!

### **THE 30<sup>th</sup> ANNUAL LONDON TERRACE STREET FAIR – SAVE THE DATE! SEPTEMBER 24, 2022**

The best little street fair in Manhattan! Come join us for a fun community event that bears many surprises. Beneath, a canopy of trees on West 24<sup>th</sup>s St., friends and neighbors gather to welcome in the autumn season.

We will now be accepting vendor applications until September 16, so if you know of anyone that would like to participate, the fee for a space is very affordable. It is a great way to spend an afternoon and make a few bucks in the process. Remember that part of the proceeds go to the Holy Apostles Soup Kitchen. Contact [LTТАstreetfair@gmail.com](mailto:LTТАstreetfair@gmail.com) or call 212-633-0385 with any questions.

### **RENT STABILIZED RENTS GOING UP SHARPLY ON OCTOBER 1<sup>st</sup>**

Mayor Adams appointed a Rent Guidelines Board that is in the process of imposing the largest increases on stabilized apartments in a decade. The final vote is June 21<sup>st</sup>. But in a preliminary vote for leases commencing October 1, they are looking at increases of 2 to 4% for one-year leases and from 4 to 6% for two-year leases. (Mayor de Blasio held the line on rent increases, sometimes allowing rent freezes.) Without the efforts of tenant groups—strongly supported by the LTТА—these increases would be even higher, and we are still fighting to get them lower.

If you have a lease that expires before October 1, you would be smart to go for a two-year lease at a 2.5% increase. (You could get a one-year lease at 0% for the first six months and 1.5% for the second six months.)

If you want to submit comments to the Rent Guidelines Board about their proposed increases, go to their website here to submit written, voice and video comments about the proposed guidelines:

<https://rentguidelinesboard.cityofnewyork.us/testimony/>

### **THE FUTURE OF RENT REGULATION**

The laws that protect rent stabilized apartments expire automatically if the vacancy rate in the City exceeds 5%. That level has never been reached in the 60 years of stabilization, but the COVID pandemic got us close. The official survey was just released, and vacancies stood at 4.5% so we dodged a bullet this time.

The other threat to our rent laws is a multi-million lawsuit brought by landlords and the real estate industry to have the protections that were strengthened in 2019 declared unconstitutional. All the lower federal courts are upholding the laws based on 60-year precedents, but landlords are counting on the ultra-right-wing US Supreme to overturn those precedents. The high court does not have the case yet but could take it up next term.

In the past, the Supreme Court has not even agreed to hear challenges to the rent laws. If they do decide to hear an appeal, then the laws will be in peril. We are pushing our elected officials to develop contingency plans if that were to happen to put new regulations in place that would comply with a negative decision. If they fail to act fast, one million apartments could be deregulated. Some tenant leaders caution us not to panic. But the way this court has been casting aside long-term precedents is more than concerning.

## **LONDON TERRACE HAS BEEN POLITICALLY REDISTRICTED!**

The maps for New York's Congressional, State Senate, and State Assembly districts have thrown politics into chaos. We are still in the 75<sup>th</sup> Assembly District that Dick Gottfried is retiring from. The primary for that seat—and for statewide offices of Governor, Comptroller, and Attorney General—is still on Tuesday, June 28<sup>th</sup> and the LTTA has already done a Zoom forum with those running in the primary. But primaries for the US House and State Senate have been shifted to August 23<sup>rd</sup> and the districts are much different.

We are now in the new 12<sup>th</sup> Congressional District (central Manhattan) and it looks as if two incumbents, Jerry Nadler (our current Representative) and Carolyn Maloney of the East Side will be facing off against each other along with Suraj Patel. Our new State Senate district is the 47<sup>th</sup>—from the Village to the Upper West Side. Our current State Senator, Brad Hoylman, is running for re-election but not unopposed.

To see what the new districts look like click here and type in your address:  
[https://www.thecity.nyc/2022/5/21/23133080/have-i-been-redistricted-search-my-district-new-york?utm\\_campaign=mailchimp&utm\\_source=daily&utm\\_medium=newsletter](https://www.thecity.nyc/2022/5/21/23133080/have-i-been-redistricted-search-my-district-new-york?utm_campaign=mailchimp&utm_source=daily&utm_medium=newsletter)

**VOTE IN THE PRIMARY JUNE 28, early voting from June 18 to June 26- locate your early voting site here: <https://findmypollsite.vote.nyc>**

## **J-51 LAWSUIT – news form one of our members**

The J-51 lawsuit (Dugan vs. London Terrace Gardens) is still ongoing. Many tenants who are affected as a class member may have now been put upon to sign a new lease renewal from Rose Associates. All rent stabilized renewals must contain an original and consistent legal base rent from which to properly calculate the new rent offer going forward. While the final legal rent determination for class members is still being litigated, there is a clear precedent that a rent stabilized legal rent cannot be changed from the original base rent from which the tenant started. A landlord cannot change this base rent at their discretion and then calculate a “phantom” new legal rent from which to use. It is the position of tenant counsel that these renewal offerings can be deemed

unacceptable and to forgo signing at this time. Please feel free to contact and confer on the matter if you have any questions or concerns at [LMARKROSEN@GMAIL.COM](mailto:LMARKROSEN@GMAIL.COM)

## **ENFORCEMENT OF POOPER SCOOPER LAW HAS BEEN STEPPED UP**

Our Council Member Erik Bottcher and State Senator Brad Hoylman joined with the Sanitation Department recently to announced stepped up enforcement of the City's law requiring dog walkers to pick up dog poop and dispose of it properly. London Terrace Gardens has added metal receptacles for this specific purpose. The fine for failing to comply with the law is \$250.

We would also remind you not to let your dogs relieve themselves on flower beds and shrubs and trees. Curb your dog, let the plantings thrive, and reduce the smell that arises from our sidewalks when people let their dogs urinate on them—especially in the warmer weather. Thanks. CURB YOUR DOG for those that don't know means stepping off the curb so your pet can go on the street side of the curb, then the street sweeper, sweeps and washes the urine and remainder of the poop away!

**BEING GOOD NEIGHBORS** - this goes for those of us in London Terrace and beyond: Common courtesy is contagious!

**NOISE:** Always remember that your floor is your downstairs' neighbors ceiling. So put rugs or carpets down and tread lightly overnight—after 10 PM and in the early AM when people are trying to sleep. Never play loud music or TV and be especially conscious of keeping it down when most residents are sleeping. Remember, if you can hear your shoes when you walk, it's even louder on the floor beneath you.

**DOORS:** First of all, apartment doors should be closing automatically when you enter or exit. That's part of fire safety. But when you do leave or enter, please do not let the door slam. Same goes for the exit doors especially when disposing of your trash.

**Don't let the doors slam.**

**TRASH:** A reminder that garbage goes down the chute and recyclables into the appropriate plastic bins. NOTHING that doesn't fit down the chute or into the bins may be left on the landings or stairs. NOTHING. If you have a box that you can't fold up or any object that does not fit, it is your obligation to take it to the basement and place it in the alcoves near the elevators. It's all about fire safety. The life you save may be your own.

Have a question, a suggestion, or news to share, send us an email at [tenants@ltta.info](mailto:tenants@ltta.info)

**GET ON OUR E-NEWS MAILING LIST** – the e-newsletter we sent out, quarterly has much more information in it. We never share your e-mail and we don't send more than a few emails per year.

Thank you on behalf of the entire LTТА board  
~inge ivchenko, President